
Groundwork Sites

Greenspace Connector

2800 Bloomington Ave 10012 sq ft

Neighborhood Midtown Phillips

Past Use Old auto shop

Current Use Vacant auto shop, known
 contamination

Vision for Future Use

Housing with park component,
connector to Midtown Greenway



2825 Park Ave S

Neighborhood Phillips

Past Use Unknown

Current Use Residential

Vision for Future Use

Plan is to have a walking trail offroad,
along Midtown Greenway with periodic
access points.



2826 Park Ave S 5073 sq ft

Neighborhood Phillips

Past Use Residential

Current Use Vacant parking lot with wood chips

Vision for Future Use

Housing with park component,
connector to Midtown Greenway



29th and Bloomington

Neighborhood East Phillips

Past Use Unknown

Current Use Vacant

Vision for Future Use

Housing/retail development taking
entire block. Plan is to put park inside
development.



Cedar Trail Corridor

Neighborhood Cedar-Isles-Dean

Past Use Railyard

Current Use Bike/pedestrian path

Vision for Future Use

Neighbors would like to improve
vegetation around trail



Ford Deep Rock -
2704 29 Ave S

8.57 acres

Neighborhood Longfellow

Past Use Tank farm and manufacturing

Current Use Hillcrest leases building to Metro
Produce and Tiro Industries, part
of vacant area used for parking

Vision for Future Use

Turn part of site into greenspace/park
with innovative storm water
management, with environmental
education components and public art.
There is a good relationship between
owner and community



Ryan Lake Trail
Connection

Neighborhood Victory

Past Use Osseo Road overpass

Current Use Osseo Road overpass

Vision for Future Use

 Park connector



Greenspace Linked to H

1900-1914 Central Ave NE 22811sq ft

Neighborhood Holland

Past Use Previous owner was MN Plating (1900), Auto Shop (1910)

Current Use Warehouse and vacant land

Vision for Future Use

Mixed use senior housing/commercial retail



2101 Washington 1.65 acres

Neighborhood Holland

Past Use Light Industrial

Current Use Vacant

Vision for Future Use

Affordable housing with greenspace and play area

Rezoning application in record to zone industrial



2750 Bloomington

Neighborhood Phillips

Past Use Gas Station/Auto Repair

Current Use Site may still be auto repair shop, or may be vacant

Vision for Future Use

Mixed use housing with Midtown Greenway connector



2800 Johnson

23870 sq ft

Neighborhood Audobon Park

Past Use Gas Station/Auto shop

Current Use Site is vacant, zoned for commercial

Vision for Future Use

Unknown



Hi Lake Shopping
Center - Hiawatha
Line Station

Neighborhood	Phillips
Past Use	Hi-Lake Shopping Center
Current Use	Hi-Lake Shopping Center

Vision for Future Use

Plan is for mixed use
residential/commercial/community
space in association with Hiawatha
Light Rail Line



Highway 121 spur 20 acres

Neighborhood	Kenny, Windom, Tangletown and Lynnhurst
Past Use	Farms, residential, and commercial, possibly gas stations
Current Use	Highway spur with adjacent vacant land, identified by State as excess

Vision for Future Use

Greenspace, gateway to city



King of Clubs on
Central - 957 Central

Neighborhood St. Anthony East

Past Use Recently closed bar

Current Use Vacant

Vision for Future Use

Mixed-use development with
greenspace



Lake Street and
Nicollet Ave

Neighborhood Phillips

Past Use Commercial

Current Use Existing Kmart store

Vision for Future Use

Plans were to bring Nicollet Ave
through, and connect area to Midtown
Greenway. All this is questionable
depending on decision regarding 35W
exit on Lake Street.



Lowell School Site

Neighborhood Jordan

Past Use Site of old school, construction
began, but not finished

Current Use Used as passive park by
neighborhood

Vision for Future Use

Housing is planned for the site, except
a strip in the middle which must
remain vacant due to street
easements. Plan is to place tot lot
and public walking path in the area.



Greenspace Linked to I

4900 Lyndale Ave N -
Traffic Technologies

7 acres

Neighborhood Lind-Bohanon

Past Use Chemical Storage

Current Use Storage for Traffic Technologies
(battery operated highway
construction warning lights)

Vision for Future Use

Greened and screened northern
gateway to neighborhood commercial
corridor



Basset
Creek/Glenwood
Avenue

Neighborhood Harrison

Past Use Unknown

Current Use Industrial area

Vision for Future Use

Light industrial with greenspace
component



Granary Park/ SEMI	20 acres
Neighborhood	Multiple
Past Use	Railyards, grain elevators

Current Use	Same as past
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Vision for Future Use

Part of area will be redeveloped as light industrial/technology park, with greenspace for stormwater management and aesthetics



Humboldt Industrial Site

Neighborhood	Shingle Creek, Lind Bohanon, Victory
Past Use	Railyards, lumber, storage

Current Use	Vacant
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Vision for Future Use

Greenways, river, and bike trail



Richfield Yards
Industrial Area

Neighborhood	Windom
Past Use	Rail spur and industrial/commercial uses
Current Use	Mixed use - heavy and light industrial, commercial uses bordered by residential properties

Vision for Future Use

Buffer between land use types,
greening and environmental hazard
remediation



Large Park

B.F. Nelson	13 acres
Neighborhood	St. Anthony West
Past Use	Roofing material manufacturing
Current Use	Open space with informal paths and wooden overlook
Vision for Future Use	Park Board low priority, applied for TEA-21 funding for bike trails, but did not get it



Bluff Street Park - Bluff St and 35W	
Neighborhood	Cedar Riverside
Past Use	Parking lot, railroad tracks, light industrial
Current Use	Highway overpass, abandoned building materials, Minnegasco underground storage tank
Vision for Future Use	Greenspace with walkways, skateboard park, athletic facilities (tennis courts)



Upper River Terminal	45 acres
Neighborhood	McKinley
Past Use	Storage of bulk commodities such as coal, bunker sand, fertilizer, pipe, aggregate, and salt
Current Use	Bulk storage
Vision for Future Use	Housing with park component



Neighborhood Park

1401 Central 30127 sq ft

Neighborhood Northeast Park

Past Use General Metal Ware - probably plating operation, had salt and cyanide pots

Current Use Currently has trees and sculptures, test site for bioremediation

Vision for Future Use

Neighborhood park



1601 Glenwood 6372 sq ft

Neighborhood Harrison

Past Use Commercial

Current Use Vacant lot next to 6 unit building

Vision for Future Use

No current plans for this site. Some concern about effect of development across street



2305 Bryant Ave N	1140 sq ft
Neighborhood	Hawthorne
Past Use	Residential
Current Use	Used as side yard by neighbor
Vision for Future Use	Neighborhood park



2645 Lyndale	1839 sq ft
Neighborhood	Hawthorne
Past Use	Residential
Current Use	Small path to park between apartment and house
Vision for Future Use	Unknown



2959 Aldrich Ave N 4209 sq ft

Neighborhood Hawthorne

Past Use Residential

Current Use Vacant

Vision for Future Use

Neighborhood park or garden



3504 Longfellow 3753 sq ft

Neighborhood Corcoran

Past Use Residential

Current Use House scheduled for demolition

Vision for Future Use

Unknown



East Phillips Park

Neighborhood Phillips

Past Use Unknown

Current Use Site is active park

Vision for Future Use

Original plans for this park included indoor recreation/community center. Neighborhood has plan, needs help getting in action.



Other

2417 Bryant

Neighborhood Hawthorne

Past Use Residential

Current Use New house recently built

Vision for Future Use
Housing

